Knights of Pythias Building (Salvation Army Building) 101 Valencia Street San Francisco San Francisco County California

HABS CAL 38-SANFRA, 172-

#### **PHOTOGRAPHS**

#### WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Western Region
Department of the Interior
San Francisco, California 94107

HABS CAL 38-SANFRA, 172-

#### HISTORIC AMERICAN BUILDINGS SURVEY

#### KNIGHTS OF PYTHIAS BUILDING (Salvation Army Building) HABS No. CA-2404

Location:

101 Valencia Street (southeast corner of Valencia and

McCoppin Streets)

San Francisco, San Francisco County

California

U.S.G.S. San Francisco North 7.5' Quadrangle Universal Transverse Mercator Coordinates:

10. 551000. 4180410

Present Owner:

Housing Development and Neighborhood Preservation Corporation

648 Mission Street, Suite 301 San Francisco, California 94105

Present Use:

Vacant

Significance:

The Knights of Pythias Building is a notable and rare surviving example in San Francisco of an early 20th-century building

exclusively for a fraternal organization. In a city where many upper class social clubs and several commercial halls survive, this represents the social middle ground. As the Grand Lodge of the Knights of Pythias from 1911 to 1920, it is associated with one of a number of fraternal organizations which played a particularly important role in American social life before World War I. As a regional and local headquarters of the Salvation Army from 1920 to 1989, it is associated with one of the primary social aid organizations

in America, beginning in a period before substantial government

involvement in social problems.

#### PART I. HISTORICAL INFORMATION

#### A. Physical History

1. Date of erection: The building was designed in 1909 and built in 1910-1911. The date of the building permit application (available from the city's Central Permit Bureau) was October 1, 1909; a building contract was filed at City Hall on January 11, 1910, and published in Edwards Abstracts from Records the following day; ground was broken on January 15; the cornerstone was laid with great ceremony on July 17 (San Francisco Call, July 18, 1910); the building was completed on May 1, 1911; and it was dedicated on May 12 (San Francisco Examiner, May 13, 1911).

#### 2. Architects:

a. Paff and Baur. The firm of Charles Paff and John Baur of San Francisco was commissioned by the Knights of Pythias in 1909 to design the Grand Lodge building at the corner of Hermann (now McCoppin) and Valencia streets. Although they were not prolific architects by the standards of the period, they were very competent designers and were responsible for the designs of several major buildings, including the Banco Populare Italiano Fugazi, for Italian banker John Fugazi, at Columbus and Montgomery streets (1909), now a San Francisco City Landmark. The work of the firm was characteristic of the work of the generation of professionally trained architects, influenced by the Ecole des Beaux Arts, that dominated the local profession after 1900.

Charles Peter Paff was born in 1865 in Minnesota and came to California at the age of sixteen, in 1881, with his father, a millwright. For the next nine years the Paff family traveled around the state working on various building projects. With this experience, Charles Paff and his brother Frank became contractors in 1890, and continued in this trade until 1897. Like a number of contractors of the period, Paff became an architect, opening his own practice in 1900. At first he designed houses, such as the shingled house at 1423-1425 Maple (1900). Other early work included a building with classical detailing at 3621 17th Street (1903) and a four-story, classically detailed brick commercial building at 414 Jackson Street (1905). 3

The earthquake and fire of 1906 soon created opportunities for more commissions. In 1906 or 1907, Paff teamed up with architect John Baur. Baur was born in Petaluma in 1878 and served an architectural apprenticeship from 1904-1906 as a draftsman for Albert Pissis, who was then working on the Flood Building. As Paff and Co., and then as Paff and Baur, the firm was responsible for at least three buildings of some prominence, including the Fugazi Bank, the

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six-story Scatena Building (1907; Clay at Sansome; demolished), and the Knights of Pythias Building. The firm broke up in 1911.<sup>4</sup>

Paff went on to design the Olympic Club Building at 524 Post (1912), his most prominent design; and the Orient Building, 332 Pine (1912-1914). He closed his San Francisco office in 1916 and moved to Great Neck, New York, where he became a designer of summer mansions. His career lasted into the 1920s, and he died in 1942.<sup>5</sup>

John Baur maintained his own firm until 1919 (after a break during World War I, when he served as a captain in the Aviation Corps). He then joined the office of Bakewell and Brown, continuing with Arthur Brown, Jr. until 1937. 6

b. Norman R. Coulter. Norman R. Coulter was the first in a long series of architects to design alterations to the Knights of Pythias Building for the Salvation Army. He was responsible for dividing up many of the Lodge Rooms and other large spaces for use as classrooms and dormitories for Salvation Army cadets, and as offices for the Salvation Army Western Division headquarters.<sup>7</sup>

Coulter came to San Francisco in 1906 or 1907, evidently attracted by the opportunities created by the earthquake and fire. He continued to practice until 1950, and lived in San Francisco until at least 1959.8

- c R. F. Inwood. Inwood was a Long Beach architect. He removed many of the dormitory and classroom partitions put up by Coulter and put in new ones for offices in 1928, 9 when the cadet training school was moved from this building to Silver Avenue.
- d. Douglas Dacre Stone. Douglas D. Stone designed alterations for the Salvation Army in 1935 and 1945. <sup>10</sup> His principle contribution was a complete remodeling of the Auditorium into the Streamlined Moderne style in 1945.

Today, Stone is important in California's architectural history as an early modernist, a designer of hospitals, and as the founder of Stone, Marraccini, and Patterson, a major architectural firm which is still in existence.

He was born in Yokohama in 1897 and received a degree in architecture from the University of California in 1924. In 1933 he opened an office in San Francisco and found work remodeling old commercial buildings in the city. In 1941 he was appointed to the Planning Commission. Elsewhere in the state he designed hospital buildings (in Vallejo, Marysville, and Pittsburg), and he became a member of various hospital associations. <sup>11</sup>

His draftsman, Lou B. Mulloy, became an early partner (1930s) in the firm of Stone and Mulloy. Subsequent partners, Silvio P. Marraccini and Norman W. Patterson, joined the firm of Stone, Marraccini, and Patterson. <sup>12</sup> Along with Albert Roller and John Carl Warnecke, he designed the Federal office Building at 450 Golden Gate (1959). After Stone's retirement in 1965, the firm designed the Sequoias, at 1400 Geary (1969) and Davies Medical Center (1970). <sup>13</sup> D. D. Stone died in 1969.

- e. J. Lloyd Conrich. Conrich designed alterations for the basement meeting rooms in 1952. He was a prolific designer of houses for developers in the central and western parts of San Francisco, and practiced architecture in San Francisco from 1927 to 1987.<sup>14</sup>
- f J. Francis Ward. Joseph Francis Ward, who designed many Bay Area buildings for the Salvation Army, was responsible for interior alterations on several occasions from 1951 to 1966. <sup>15</sup>

Ward was born in New Zealand about 1898 and established his architectural firm in San Francisco in 1923. For many years he worked as a designer of houses, principally with the architect Albert Farr, as Farr and Ward (from the 1920s to 1941). <sup>16</sup> After designing houses in Period Revival styles, they veered sharply toward modernism in the 1930s, producing houses with minimal detailing and canted bay windows.

He was in partnership with John S. Bolles from 1944 to 1954, designing commercial, institutional, and military buildings. Ward was personally associated with the design of officers' quarters on Treasure Island (1930s), a master plan and buildings for the San Francisco Zoo, an industrial park in Burlingame, and the Salvation Army Officers' Training School at 1450 Laguna, San Francisco (1955). Ward died in 1970.<sup>17</sup>

### 3. Original and subsequent owners:

The Knights of Pythias Building is at the southeast corner of McCoppin and Valencia streets, on a rectangular lot measuring 107'1" (along McCoppin) by 85' (along Valencia). Sales of the lot from 1905 to the present are as follows:

1905 Deed, March 31, 1905, recorded in Deeds Vol. 2108, p. 87 (now in S. F. Main Library). S. W. Powell and Sara R. Powell to the Knights of Pythias Castle Association.

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1917 Deed, August 22, 1917, recorded in Sales Ledgers, Assessor's Office, City Hall. Knights of Pythias Castle Association, et. al, by Commissioners, to Mercantile Trust Co. of S. F.

1919 Deed, May 17, 1919, recorded in Sales Ledgers. Mercantile Trust Co. of S. F. to Ellen Boote.

1919 Deed, June 4, 1919, recorded in Sales Ledgers. Ellen Boote to California Pacific Title Insurance Co.

1920 Deed, April 23, 1920, recorded in Sales Ledgers. Calif. Pac. Title Ins. Co. to The Salvation Army.

1990 Deed, Jan. 17, 1990, recorded in Sales Ledgers. Sold to Housing Development and Neighborhood Preservation Corp.

4. Contractors: The general contractor for the entire building was George A. Hochbaum and Co., 244 Kearny Street. George Hochbaum was a contractor who worked in San Francisco for only a brief period, from 1908 or 1909 to 1911. He may have been attracted to this city by the vast amount of rebuilding which was occurring here due to the earthquake and fire of 1906. (Source: building contract published in Edwards Abstracts from Records, Jan. 11, 1910.)

A steel plate set in the sidewalk reveals that the plumbing contractor was Delanoy Manufacturing Company, owned by Frederick W. Delanoy, in Alameda.

5. Original plans and appearance: 18 Both the original plans by Paff and Baur and early perspective photographs of the building survive. They show that, in most respects, the exterior of the building is intact, despite certain changes made by the Salvation Army in later years (described below).

The construction work of contractor George Hochbaum, following the plans of Paff and Baur, at a cost of \$78,000, resulted in a four-story brick building, 63' in height, which dominated the immediate neighborhood of wood-frame flats and commercial buildings. As the Grand Lodge building of the Knights of Pythias Castle Association, this building, the "Pythian Castle," as it was often referred to, was appropriately dignified in appearance. Instead of Gothic or Romanesque ornamentation, however (which other militaristic fraternal organizations sometimes used), the Knights of Pythias used Renaissance detailing for their building, perhaps in remembrance of their Italianate, pre-1906 headquarters on Market Street. By and large, this detailing was white in color, contrasting with the red brick of the building walls.

Both the original plans and a 1912 photograph show the ornamental entrance on McCoppin Street, which is intact today, as well as the bracketed cornice above the third story and the non-projecting cornice at the top of the building. The windows divided by wood frames into many lights, with star patterns (clathery) in the small, rectangular lights, and pediments in the second story windows, were also present in the original plans and the 1912 photo. Some important features were originally present, however, which are no longer in evidence today. Most important, perhaps, was the star pattern just above the lower cornice, which related to the star pattern in the windows. This pattern ran along the entire facade on the McCoppin and Valencia sides. Just above the main entry at 95 McCoppin is a classical cartouche framed by a knight's helmet and battle axes. Inside the cartouche (now blank), were the letters F, C, and B, which stood for the three principles upon which the Pythians based their association: friendship, charity, and benevolence. Around the corner, above the 115 Valencia entrance, was another sculpture of knight's helmet over crossed battle axes.

The entire first story on Valencia Street consisted of four storefronts, each with its own recessed entrance. The storefront entrance at the corner location, 101 Valencia, had an exposed cast-iron column at the corner. Above the display windows were prism glass transoms. From the photos, the bases of the storefronts appear to have been white marble.

There was an electric sign cantilevered at the second story level, on the Valencia Street side near McCoppin. This read "K of P" in vertically arranged letters. A building permit shows this was placed in February, 1912.

6. Alterations: <sup>19</sup> Photographs from about 1921 and 1930 document the changes made by the Salvation Army during the 1920s. In 1920 or 1921, the Salvation Army removed the letters "F, C, B" from the cartouche. Later in the 1920s they also removed both the sculpture over the 115 Valencia entrance and the repeating star pattern over the lower cornice. The "K of P" sign was replaced by a slightly smaller sign reading "SA" with a Salvation Army shield. Several other signs were also placed on the building about 1920. These were flat, horizontal signs made of wood and painted black with gilt lettering. They read "The Salvation Army," "Western Territorial Headquarters," and "Training College," and were placed on both the McCoppin and Valencia Street facades. (Only the signs reading "The Salvation Army" survived to recent years; these have been removed and stored by the Salvation Army.) Finally, in early 1921, a 30" circular window was placed in the brick wall in the second story on the Valencia Street side (as documented in a building permit dated Dec. 31, 1920).

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The four storefronts were changed at an early date. Although the 1912 photo shows that they were built as originally designed, this scheme was quickly abandoned, and the four stores were merged into two spaces (one store and an office). A 1913 Sanborn map shows that this must have been done in 1912 or 1913; the 1921 photo shows the new storefront configuration. The storefronts were altered again in recent decades, resulting in the removal of the prism glass and the filling in of the recessed entry at 101 Valencia, with enclosure or replacement of the cast-iron column.

Interior alterations have been very numerous, and are detailed in Part II of this report.

#### B. Historical Context

Two organizations, the Knights of Pythias and the Salvation Army, have occupied this building for its entire existence until it was vacated in 1989. Although these were very different organizations, they each had their foundations in popular social movements of the 19th century, the first as a fraternal association, the latter as a social aid organization with a volunteer membership.

1. 19th-Century Fraternal Organizations: In a period when there were no government sponsored welfare programs, no Social Security, no Medicaid, no pension plans, and few unions, many American men in the 19th century joined fraternal organizations of one kind or another to create a support network or safety net for themselves. The forms which these organizations took were multitudinous, and reflected the different backgrounds and occupations of their members, and the members' desire to join groups which offered social activities as well as practical benefits. These organizations fell into several broad categories: benevolent or "friendly" societies based on occupation, religion, or place of nativity; fraternal societies, where ritualized social activities were important; and secret societies, in which the goals of the society and the names of the members were kept secret from the outside world. Many groups affected a military style, with trappings such as uniforms, ranks, and titles. For many or most groups, dues became a form of insurance premium, with benefits available to members in need. All of these characteristics were present to some degree in the Knights of Pythias.

San Francisco city directories during the latter half of the nineteenth century reveal a tremendous number of such groups. In 1877, for instance (when the Knights of Pythias had been organized in San Francisco for eight years), the city directory lists 106 benevolent societies of various kinds for men and women. Some of these had multiple lodges, chapters, tribes or divisions. For instance, there were eight orders of Masons, with about thirty-five lodges; the Odd Fellows, with thirty-two lodges; the Improved Order of Red Men, with fifteen tribes; the Knights of Pythias, with

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eleven lodges; the Ancient Order of Hibernians, with nine divisions; etc. In addition to these groups, there were fifteen religious societies (besides churches); fourteen temperance societies; eighty-eight protective societies (based on occupation); thirty-four literary and historical societies; and seventy-one purely social societies in San Francisco. <sup>20</sup>

2. The Knights of Pythias: The organization was formed in Washington D. C. in 1864 by Justus Henry Rathbone. It was inspired by the Greek legend of Damon and Pythias as presented in an 1821 version (by John Banim) of an Elizabethan play. The principles of friendship (as exemplified by the story of Pythias), charity, and benevolence were articulated as the basis for the order's existence, and this seems to have been successful in attracting members. During the first year or two several lodges were formed and disbanded in the east, but by 1870 the Knights of Pythias had a reputed membership of 84,000 nationwide.

In style and format the Knights of Pythias, like other fraternal organizations, seem to have borrowed heavily from the Masons. They were non-secretive about their membership, officers, meeting times, and meeting places, and the proceedings of their annual Grand Lodge meetings were regularly reported on by the press. Their rituals and grips, however, were kept secret from the general public. There were rituals for initiation, and rituals for promotion from the lowest rank of membership, page, to the higher ranks of esquire and knight. Grips of recognition varied according to rank. There were also secret signs which members used to signify courtesy, bravery, caution, and distress. In style, the order was military, with full uniforms and swords, and titles. A subdivision called the grand Division of the Uniform Rank existed which was similar to the Knights Templar of Masonry. 23

Communities throughout the United States had Knights of Pythias lodges, and each group met in a lodge building which was called a "castle hall." All of the lodges within a given state were organized together as a "Grand Lodge." Each local, or subordinate, lodge had ten officers, as follows (listed in order of seniority):<sup>24</sup>

Chancellor Commander: this was the executive who ran the meetings, appointed committees, and gave orders.

Vice Chancellor: helped the Chancellor Commander and appointed some committees.

Prelate: this was a sort of pastor who directed prayers.

Master of the Work: according to their ritual book, his duties were "supervision of preparations for floor work in conferring the ranks."

Keeper of the Records and Seal: this was a secretary who recorded the proceedings and kept the archives.

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Master of Finance: accountant.

Master of Exchequer: treasurer.

Master at Arms.

Inner Guard.

These Inner and Outer guards were to check that all in the

lodge rooms had the correct password and the jewel of member-

Outer Guard.

ship, and to clear the anteroom at the beginning of meetings.

At the state, or Grand Lodge, level, each of these officers' titles was preceded by the word "Grand" (Grand Chancellor, Grand Inner Guard, etc.). At the national level the prefix was "Supreme." Officers were arranged within lodge rooms (see illustration). The tenth officer, the outer guard, was stationed just inside the door to the anteroom.<sup>25</sup>

Beyond the business of initiating new members and promoting members to higher rank, meetings seem to have been devoted largely to drawing up rules, electing officers, discussing charity issues, and planning special events, such as attending the annual Grand Lodge meetings.

The first Knights of Pythias lodge in California was formed in San Francisco in March, 1869, and by September of that year, there were eight lodges in the state, enough for the Supreme Chancellor from New Jersey to travel to San Francisco and form a Grand Lodge here. 26 By the end of the century, the Knights of Pythias had lodges in San Mateo, Oakland, Santa Rosa, Sacramento, Stockton, Santa Cruz, Watsonville, Redding, Eureka, Nevada City, San Luis Obispo, Fresno, Merced, Bakersfield, San Bernadino, Long Beach, and San Diego. 27 Near the turn of the century, the order built a Pythian Home in southern California for those Knights unable to support themselves due to old age, injury, etc., and for widows and orphans of deceased Knights. 28 A little later, women were admitted with their own officers and separate meetings. They were known variously as the Daughters of Pythias, the Pythian Sisters, and the Rathbone Sisters (after the 1864 founder).

For many years, 1872-1904, the San Francisco Knights met at their Pythian Castle, an Italianate style building at 915 Market Street. (This building apparently served only the San Francisco lodges; the state's Grand Lodge rented offices at the St. Anne's Building, Eddy and Market, from the 1880s to 1906).<sup>29</sup> For unknown reasons, possibly financial, the San Francisco Pythians lost their Market Street building, but they may have had plans to build a new building at Hermann (later, McCoppin) and Valencia streets as early as 1905, when they purchased a lot at the southeast corner. No building contracts were signed and filed, however, between that date and the earthquake and fire of 1906, and that disaster put off any construction plans they may have had. True to the spirit of their organization, the San Francisco

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Knights raised a reported \$100,000 in relief funds in 1906, mostly for their own membership.

In 1909, the Knights of Pythias commenced (or recommenced) the planning of their new building at Hermann and Valencia. When they purchased the lot in 1905 the immediate neighborhood had been largely residential in character, consisting largely of Victorian-era houses, with a few stores, a stable, a planing mill and a school also in the immediate vicinity. After the earthquake and fire the neighborhood became somewhat more commercial in character, as shown by the 1913 Sanborn Insurance Map. The small streets, or alleys — Stevenson, Elgin Park, Pearl, and Woodward — were still almost entirely residential. The 100 block of Valencia consisted mainly of stores or small industrial uses, such as a cornice works, an auto repair shop, a printer, two restaurants, two laundries, a coal and grain store, etc., often with apartments above. On the north side of McCoppin, across from the Pythian Castle, was a wrecker's yard and the machine shop of the United Railroads streetcar company. In all, it was a decidedly industrial and working class neighborhood. 1

The Pythian Castle was not the only lodge hall to be built in this neighborhood. Directly across the street, at the southwest comer of Valencia and McCoppin, was a three-story wood-frame Carpenters' Hall (now demolished). At 170 Valencia was the reinforced-concrete, art deco style Ancient Order of Foresters hall, built in the 1930s (today, a church for the Baha'i faith). A few blocks further, at Van Ness and Market, was the monumental Masonic Hall.

Perhaps the Knights and Daughters of Pythias were drawn to this location by its very blue collar character. Little is known of their membership, but the names of their Grand Lodge officers were printed in newspaper articles of 1910-1916, and so something is known of them.

Of the sixteen identifiable Grand Lodge officers who lived in San Francisco and Oakland, seven were blue collar workers including carpenters (two), a teamster, a fireman, a carpet layer, a motorman, and a former paper ruler. Three were proprietors of small businesses (including a Bayview tallow company), three were salesmen, one was a building manager, one an Alameda County building inspector, and one was the manager of a business selling military uniforms. These people, as a rule, lived in modest neighborhoods. Six lived in the Mission District, Noe Valley, or Eureka Valley. The others were scattered in various neighborhoods: the Westem Addition (two), the Richmond District (two), the Bayview and Russian Hill (one each). Two lived in Oakland. Only one, the manager of the uniforms store, lived in Pacific Heights. 32

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One man active in Pythian affairs for many years was Herman Schaffner, the Grand Keeper of the Records and Seal (G.K.R.S.) from 1886 until his death in about 1921. Beginning in the 1860s he worked as a paper ruler for various bookbinders and blank book manufacturers in the 500 block of Clay Street. Upon his election as the Grand Keeper of the Records and Seal (apparently a paid position) he relinquished his former job and won reelection at the latter for the rest of his life. Before 1906 his office was at the St. Anne's Building; afterward, in the Pacific Building at 4th and Market. His term of office spanned all the years that the Knights of Pythias met at their McCoppin and Valencia building. <sup>33</sup>

When the Knights of Pythias moved into their new building in 1911, they had seventeen lodges in San Francisco. Twelve of these lodges chose to meet weekly at Valencia and McCoppin streets, while five rented spaces to meet in the neighborhoods. With ten lodge halls, a drill hall, and an auditorium, the main building was easily able to accommodate a large membership.<sup>34</sup>

The Knights of Pythias sold their building in 1917 (rather, it was "sold by commissioner," indicating possible foreclosure) after owning it for only six years. They continued to meet here until 1920, but stopped doing so when the Salvation Army bought it for their headquarters. Numerically, the Pythians were still strong, with thirteen lodges in the city in 1920.<sup>35</sup>

Thereafter, the Knights of Pythias rented a series of spaces: at the Pacific Building (1920-1931), the Marshall Square Building (Orpheum Theater Building), 1182 Market (1932-1944), and 1032 Clement (1945-1948). At times their membership soared (with twenty-one lodges in 1926). Like all fraternal groups, however, they eventually declined. They had no lodges at all in San Francisco during the late 1940s and early 1950s. A revival in 1957, the Phoenix Lodge, at 1748 Haight, lasted only briefly. <sup>36</sup>

3. The Salvation Army: The Salvation Army owned and occupied this building from 1920 until it built and moved into a new headquarters in 1989. This building served a number of uses, including headquarters for the Salvation Army's Western Territory (the western eleven states) from 1920-1976; headquarters for the Northern California and Nevada Division (1976-1989); classrooms and dormitories for the training of cadets (1920-1928, and 1933-1948); and chapel for the Citadel Corps church. <sup>37</sup>

The history of the Salvation Army in San Francisco goes back to 1883. At that time the organization was eighteen years old, having been founded in England in 1865 by William Booth.<sup>38</sup>

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Booth founded the group as a Christian organization which provided social welfare programs to the urban poor in England, and soon thereafter in the United States and other countries. Booth felt that other Christian institutions were not doing enough to provide concrete assistance to the poor, and that the poor would be more receptive to a religious message once their bellies were filled and they had a warm place to sleep. Booth's volunteers went directly into the worst neighborhoods and met the residents there face to face. After meeting the immediate needs of their beneficiaries, the Salvation Army sought, as a long-term mission, "the permanent regeneration of the whole person, and not just the temporary alleviation of a crisis." This was done with much religious fervor by Booth's volunteers, who wore military uniforms, affected military titles, and became highly visible by marching through the streets in brass bands.<sup>39</sup>

In San Francisco there was a group called the Pacific Holiness Association, and when they saw a copy of the Salvation Army's periodical, the *War Cry*, they decided they would like to affiliate with the Army. As a result, General Booth sent Major Alfred Wells from England to San Francisco. Wells rented a hall in a building at 815 Montgomery Street and held the first meeting of the Salvation Army in this city on July 22, 1883. They moved to 632 Commercial Street five months later, and although the Salvation Army had ten corps in the city within ten years, this location remained their local headquarters until it was destroyed in 1906. <sup>40</sup>

As in England, the Salvation Army dressed in military style, gave its "soldiers" military titles, held religious services, and formed a brass band. They were given \$600 worth of instruments by Sherman, Clay and Co., and thus equipped, marched through the streets of San Francisco in uniform, full of missionary zeal, playing their instruments and singing religious hymns.<sup>41</sup>

Through the 1910s the American Salvation Army was administered so that the entire western half of the country formed its Western Division, with headquarters in Chicago. By 1920, however, the Salvation Army had spread to enough cities in the west that a subdivision became necessary, and the western eleven states were split off. These became the new Western Division, with headquarters to be in San Francisco. 42

A Provincial Commander was sent to San Francisco to look for a headquarters building, and the Pythian Castle at McCoppin and Valencia, now for sale by its owner, the California Pacific Title Insurance Co., was chosen because it was nearly perfect for Salvation Army needs. It had an auditorium, and its many lodge rooms were large enough or could be easily partitioned for Salvation Army needs. On April 23, 1920, the sale was made for \$100,000.43

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The building was to serve three uses. Besides administrative offices for the Western Division, the building was to serve as classrooms and dormitories for the training of Salvation Army cadets. The Army had a two-year program, during which men and women age 18-35 were trained in Bible classes and theology, youth work, social work, leadership, and musical instruction. They also received field training for the carrying out of Salvation Army programs. (By the 1930s, this period of training was reduced to nine months.) Third, the building would serve as a church for the immediate neighborhood. (This church was called the Citadel Corps.)<sup>44</sup>

Architect Norman R. Coulter was hired to make alterations. As he himself wrote in the building permit, "It is to be distinctly understood that the building is to be used purely for the training of young men and women who are devoting their lives to carry on the work of the Salvation Army and as a headquarters for the office work of the Army on the coast." Eight of the large lodge rooms were partitioned, and two were kept intact, for use as classrooms, dormitories, offices, a dining room and kitchen, and living quarters for the officers who oversaw the cadets. The administrative offices were on the second floor, a women's dorm was on third floor, and men's on the fourth. Class rooms were on the third and fourth floors. The basement and first-floor rooms remained the same, as did the Auditorium (for social functions and use as the Citadel Corps church) and the fourth floor Drill Hall (for use as a gymnasium). <sup>45</sup>

In 1928 the Salvation Army built or purchased a new Training College building on Silver Avenue to which they moved the classrooms and dormitories. A new architect, R. F. Inwood, was hired to alter the headquarters building again for use as administrative offices. At a cost of \$7500, certain of Coulter's partitions were removed and new ones were built. Early in the Depression, however, the Army lost its Silver Street building, and so once again the headquarters building was adapted for use as a Training College. Women cadets moved back into the third floor dormitory at the headquarters, while male cadets lived in another building on Valencia Street. Both men and women attended classes again in the headquarters building. This arrangement lasted until about 1948, when the Salvation Army established an Officers' Training College at Geary and Laguna. (This site had become available due to the removal of the Japanese population of Japantown during World War II.) In 1955, the Salvation Army built a new Training College here, 1450 Laguna. It was one of four such Salvation Army facilities in the United States. 47

During the early-to-mid-twentieth century the Salvation Army's programs became more varied, more sophisticated, and larger in scale than they had ever been in the 19th century. Of particular interest to this report was the Red Shield Youth Association, because they had a brick gymnasium building built in 1924 on

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McCoppin Street, adjacent to the headquarters building. (This gym is being demolished as part of the housing development on the former Salvation Army property. A fine photograph of the gymnasium is in the San Francisco History Room, Main Library, filed under "S. F. Associations: Salvation Army.") Another program was the Citadel Corps, a separate church denomination which met in the Auditorium of the headquarters. It served residents of the immediate neighborhood, few if any of which partook in other Salvation Army programs.<sup>48</sup>

Since this neighborhood was not particularly needy during the 1910s-1950s, most Salvation Army programs had little association with the McCoppin and Valencia building, save that they were administered there. In keeping with its original policy, the Salvation Army opened centers in the neighborhoods where it was needed most. There was a Waterfront Corps serving the seamen, a Hispanic Corps on Mission Street, a Japanese Corps and a Scandinavian Corps.<sup>49</sup> In 1924 the Army built an eight-story building at 36 McAllister, the Evangeline, as a residence hall for young women, and in 1950 a Harbor Light Program opened at 240 Fourth Street to serve the Skid Row population. <sup>50</sup> Other programs included: <sup>51</sup>

- a family service department, where poverty stricken families got assistance,
- a men's adult rehabilitation center, which offered housing and found employment for men,
- a women's social service department, which found maternity homes and hospitals for unwed mothers, while preserving their privacy,
- a prisoner parole program, whereby prisoners were entrusted to the Salvation Army for reintegration into society,
- a Golden Age Club, which offered social events for isolated people over sixty,

truck pickup of spare clothing,

emergency shelters,

day nurseries,

suicide prevention,

and the Christmas Kettle program, which provided food and gifts at Christmas time.

Throughout the development of these programs over the decades the Salvation Army also retained its traditional emphasis on religion and the singing of hymns.

In 1976 the Salvation Army moved its Western Territorial Headquarters for the western eleven states to southern California. At the same time, offices for a smaller division, the Northern California and Nevada Division, were established in the McCoppin and Valencia building. Thus, this building remained fully occupied until

1989, when the Salvation Army's new division headquarters opened at 832 Folsom Street. 52

#### PART II. ARCHITECTURAL INFORMATION 53

#### A. General Statement

1. Architectural character: The Knights of Pythias Building is a red-brick structure with contrasting white, classical detailing. Although only four stories in height, each story has very high ceilings in order to accommodate Lodge Rooms, lending an imposing scale to the building, which is the dominant visual landmark in the neighborhood. The building was originally known as the "Knights of Pythias Castle," and its architectural appearance was meant to symbolize the dignity and importance of the fraternal organization for which it was built.

The building employs ornamentation derived from classical and Renaissance sources, including the pedimented entry and windows, the lower, bracketed cornice, and the cornice at the top of the building. (This ornament recalls the preearthquake, Italianate style Knights of Pythias Castle on Market Street, which the Pythians occupied from 1872 to 1904.) It is very different in character from many Knights of Pythias buildings which were castle-like in appearance.

2. Condition of fabric: Most architectural features of the exterior are intact, albeit with numerous minor alterations. Very little of the early interior architectural finish remains, save for the hallways, stairway, and some bathrooms. Structurally, the building appears to be quite sound. It suffered no known structural damage, and almost no cosmetic damage, in the 1989 earthquake. To seismically stabilize the load bearing brick walls, gunite will be selectively applied to portions of the walls on the interior, and the storefront area will be braced by an interior concrete frame running from the basement to the top of the first story.

### B. Description of the Exterior

1. Overall dimensions: The Knights of Pythias Building is a rectangular block, the lines of which are interrupted only by a light well in the upper stories of the south elevation. The building measures 107'1" along the main, McCoppin Street elevation, by 85' along the Valencia Street side. The building is 63' tall (four stories). The entrance on McCoppin Street is centrally placed. The storefronts run along the entire length of the Valencia Street side of the building. The basement is ten feet in height, and can just be seen from the outside, on McCoppin Street, due to a slight grade on that street.

- 2 Foundations: The interior steel columns rest on splayed steel bases which in turn rest on steel reinforced concrete footings. These concrete footings measure 6'6" square by 24" high. The exterior, load bearing brick walls rest on a concrete wall 21" thick. The basement floor is made of concrete 4" thick.
- 3. Walls: The walls of the Knights of Pythias Building are red brick, laid in common (American) bond. On the Valencia Street side, storefronts run the length of the first story, with brick walls above. The east and south walls are utilitarian in finish, while the north and west walls (along McCoppin and Valencia streets) are treated architecturally.

Ornamentation is arranged in a two-part composition with an attic, and is derived from classical and Renaissance sources, all of which (except the cartouche) is white to contrast with the red brick. Directly above the entrance, between the second and third floors, is a red, terra cotta cartouche flanked by battle axes and crowned with a knight's helmet, which symbolizes the "knights" of Pythias. The main part of the composition (first three stories) is topped by a bracketed cornice, with square panels between the curved, fluted brackets. This cornice is made of sheet metal. Just above this cornice, at the fourth floor, is a white panel running the width of the elevation on both sides. Here there was once a repeated star-shaped pattern which was removed in the 1920s. Near the top of the building, just below the upper cornice, is a stringcourse of white brick.

All three fire escapes are in their original position (two on McCoppin Street, one on Valencia), as shown in the original plans. The landings have been extended to greater width at the fourth story level on McCoppin Street, and in the upper two stories on Valencia. The dry stand pipes do not show in the original drawings but do appear in the earliest (1912) historic photo.

4. Structural systems: The exterior walls are almost entirely load bearing brick. These brick walls are 17" thick in the first three stories and 13" thick in the fourth.

The original plans do show two steel columns imbedded in the eastern wall through the first two stories, with only load bearing brick above that level. On the Valencia Street side, the presence of storefronts complicates the support system. At the corner of McCoppin and Valencia was a cast-iron column with a classical base and capital. Additionally, there were four 10" steel columns clad in brick and evenly spaced along the storefront elevation. These steel and iron columns supported a continuous steel girder upon which rested the load bearing brick walls of the upper three stories. With the alteration of the storefronts in later years, the cast iron column was either replaced or clad in brick to resemble the other brick-clad steel columns.

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The interior floors are supported as follows: by 10" steel columns and wooden posts in the basement; almost entirely by steel columns in the first two stories; by three steel columns and five wood posts in the third story; and by wooden posts in the top story. The steel columns run continuously through the basement and first story levels, and four of these steel columns are continuous with those on the second story. In the third story, only two of the steel columns are continuous with those on the lower levels. Because the presence of large interior spaces in the original design (Social Hall, lodge rooms, Drill Hall) determined the placement of the support columns, there are several places where major supporting columns rest only on horizontal girders, with no support columns immediately below.

By far the largest interior space is the Auditorium (originally called the Social Hall). It occupies the eastern third of the first and second stories. Above the Auditorium, at the third floor level, three steel girders traverse this large space. (Two shorter girders run at 90 degree angles from the front wall to the nearest of these traversing girders.) From 1910 to 1945 there was a gallery which ran along the periphery of the Auditorium on three sides, and this gallery was suspended from the girders by six steel rods. In a 1945 remodeling the gallery was eliminated.

5. Chimneys: Flues from the boiler in the basement run up through the brick wall of the light well and emerge at the roof level.

### 6. Openings:

a. Doorways and doors. The main entrance has always been at 95 McCoppin Street, about 50' from the corner of Valencia. This entrance is framed by a pedimented Doric order and is made of terra cotta treated to resemble carved limestone.

Inset just beneath the entablature is the legend "The Salvation Army." The original drawings show an inscription was planned for the space, and it undoubtedly originally read "Knights of Pythias."

A secondary entrance, 101 Valencia, once existed at the McCoppin/Valencia corner of the building. Here the entry was recessed within the storefront volume, and behind the supporting Doric cast-iron column. This entrance was remodeled out of existence, possibly in 1976.

The third entrance is at 115 Valencia, at the southern edge of the building. Though the doorway has always been plain, it did once have a sculpture (a

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knight's helmet over crossed battle axes) over the doorway, where a blank space is now.

b. Windows. The windows of the principal facades of this building are complex in design, nearly all of them being divided by wood framing into six or more lights of varying patterns. They are tied together visually through the similar proportions of their openings, the relationships of the patterns of window frames, and the repetition of star and other patterns.

In the first story, on the McCoppin Street side, the four main windows are each divided into six lights by a transom and two mullions. The transom being near the top, the three upper lights are small. Those in the corners are in turn divided into many triangular lights by a star pattern, which is repeated in the upper stories and which related to the repeating star pattern which once existed just above the lower cornice.

In the second story, most windows are divided into nine lights by two transoms and two mullions. A triangular pediment is placed in the lower transom in the center of each window. The repeated use of these pediments relates to the entrance pediment and gestures upward. The framing of the third story windows is in a pattern whose proportions continue the upward gesture from below. The attic story windows are balanced, resolving the upward gesture.

Each rectangular window in the major elevations is topped by a flat arch of brick on metal plates which span the window opening.

In early 1921, as part of the remodeling for the Salvation Army headquarters, a 30" diameter circular window was cut into the second-story wall on the Valencia Street side of the building.

All of the glass has been removed from the Valencia Street storefronts. Originally these storefronts consisted of large sheets of plate glass divided by brick piers and a doorway, with broad bands of prism glass above. Now only the transom dividers in these storefront windows and the brick piers remain.

7. Roof: Except in two areas, the roof is flat, made of steel and wood, and covered with tar and gravel. A portion of the roof which covers the old Drill Hall space in the fourth story rises to a steep pitch and is carried by a steel and wood truss. This portion is covered by tin, according to the original building permit. A small elevator house also projects above the main roof. There is a wooden flagpole on the roof behind the parapet on the Valencia Street side.

#### C Description of Interior

As originally built, the Knights of Pythias had many large interior rooms -- ten Lodge Rooms, a Drill Hall, a Social Hall (Auditorium), a Banquet Hall; and later, under Salvation Army ownership, dormitories for young men and women. In addition, the Knights of Pythias had rooms of medium size used as parlors and offices, and numerous small anterooms located next to the Lodge Rooms. Beginning in 1920, nearly all of the larger rooms were partitioned, and the anterooms merged, into numerous small office spaces. Today, only the Auditorium and the basement Banquet Hall remain as significant large spaces dating to 1910. Two significant rooms survive from the 1920 remodeling, namely the Dining Room and Kitchen on the fourth story. These rooms now have a modern, remodeled appearance.

Other remaining significant original spaces are the hallways in each of the four stories, and the stairway between the floors. Except for the first floor hallway, with its marble wainscoting, these all have a similar treatment: plaster walls, with a molding four feet off the floor, and different paint schemes above and below the molding, to inexpensively create the effect of wainscoting. This wall treatment seems to be original, as shown in the sectional drawings of the plans by Paff and Baur.

The men's and women's restrooms on each of the three upper floors are in their original locations, adjacent to and behind the elevator shaft. Those in the second story have been slightly reconfigured.

A Ladies' Parlor in the first story, next to the hallway just inside the entrance, survives as an original space dating to 1910. It has been completely modernized in appearance.

#### 1. Floor plans:

a. Basement. From the beginning of its existence, the basement of the Knights of Pythias building was used for social functions as well as storage and service areas. A Banquet Hall measuring 64' by 45', and seating 500, was located in the northeast corner of the building, and directly behind it, to the south, was a buffet room and kitchen. Large storage rooms were located directly beneath the storefronts, and the furnace room, measuring about 7' by 11', was in the extreme rear of the basement. These rooms and functions were kept intact at first by the Salvation Army. Eventually part of the kitchen became a laundry (in the 1930s or 1940s), and the storage rooms under the storefronts were subdivided. Today the

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furnace room remains intact. The large Banquet Room has modern finishes, but it retains very nearly its original size and configuration.

b. First story. Just inside the entrance at 95 McCoppin terrazzo steps lead into a vestibule with a terrazzo floor. This vestibule has terrazzo wainscotting on the right, while on the left are wood and glass doors leading to a hallway behind the Auditorium. Straight ahead are similar wood and glass doors leading beyond the vestibule and into the main hallway. This hallway is about 10' wide and runs through the building back to the elevator and stairway. It then takes a slight jog to the right, around the stairway, continues back to the rear of the building, and turns right, continuing (now only five feet wide) to the entrance at 115 Valencia Street. The configuration of this hallway is exactly as originally designed. The wainscoting along the entire hallway is of white and gray marble, about four feet in height. It is uncertain if this marble wainscoting is original or an early alteration. The floor material has changed, linoleum having replaced the original terrazzo. Above the hallway, from the vestibule to the elevator, is the original coffered ceiling with classical molding, in good condition except for one partition of glass and wood placed midway down the hall.

To the left of the hallway is the Auditorium, the largest interior volume in the building. It runs the entire length of the building (from the McCoppin Street front to the rear wall), is about 40' wide, and rises to a height of two stories. Originally this seated 700 and was called the Social Hall by the Knights of Pythias. Its appearance in 1911 was completely different from what it is now. The ornament was probably classical in style, matching the hallway cornice, and a large rosette was in the ceiling. A gallery ran around the hall on three sides, facing the stage; this was suspended by iron rods from steel girders between the second and third floors. The seating in this gallery consisted of removable folding chairs, attached four to a set. In 1945 the gallery was removed and the Auditorium was completely remodeled in a streamlined moderne style. This remodeling survives today only in the raised seating area toward the rear of the Auditorium. There is a double stairway which flanks the centrally placed rear exit, and which leads up to the seats. At the top of the stairway, directly over the exit, is a Salvation Army insignia: "SA" in metal letters within a metal shield. The railing in the stairway and seating area is curvilinear and consists of rounded wooden rails set on plain metal supports. The railing, in turn, rests on smooth plaster walls. From the top of the seating area the view toward the stage is uninterrupted. The stage, itself, has been thoroughly modernized since 1945, and there is a drop ceiling of acoustical tile throughout the Auditorium. The walls of the Auditorium (except the stage) are smooth plaster, painted beige above, and dark tan below, with a round molding between. The Auditorium has some significance in Salvation Army history as the meeting place, both on Sundays

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and weekdays, of the Salvation Army church, which was called the Citadel Corps. This was a regular church -- its own denomination -- and was attended by people who lived in the flats and apartments in the immediate neighborhood, and who otherwise had little or no connection with the Salvation Army. The Citadel Corps met here both before and after the 1945 remodeling.

To the right of the main hallway was the Ladies' Parlor, which space is only slightly smaller now (though completely altered in appearance). This room accommodated the female membership of the Knights of Pythias, sometimes known as the Knights and Daughters of Pythias.

The old storefronts along the Valencia Street side have been generally altered into Salvation Army offices. Original drawings show these were planned as four storefronts, but the earliest Sanborn Insurance Map (1913) shows only one store, at the street corner (101 Valencia), and one office. The Salvation Army kept this arrangement for many years, using the storefront as, first, their Social and Relief Department, and later, their bookstore. Deliveries were also made through this storefront area.

Directly behind the stairway and elevator was the Men's Lavatory, a space most recently used as storage.

c Second Story. As originally built in 1910, the second story consisted mainly of a large (29' by 54') Lodge Room (at the southwest corner), with adjacent anterooms; a Grand Secretary's Office (at the McCoppin/Valencia corner); and a General Committee Room. In 1920 these rooms were all carved up into smaller offices, a Young People's Room for the Salvation Army cadets, and two storage rooms. Subsequent alterations destroyed all but two of these small rooms. These surviving spaces are the Financial Secretary's and Bookkeeper's offices at the southwest corner.

The Main Hall around the elevator and stairway remains intact from 1910. Additionally, the Men's and Women's Restrooms were kept in their original locations at least into the 1930s, though they were slightly altered in 1920. These spaces retain their 1920 configuration.

d Third Story. Five more Lodge Rooms of spacious dimensions were built on the third floor in 1910. (All measured 25' by 39' or 29' by 45'.) Each of these was served by two small, adjacent anterooms, totaling ten in all, eight of which had mezzanine levels. Two robe rooms which could be entered only through anterooms were present as well. These may have been used for storage of the military style uniforms which were so much a part of the Knights of Pythias

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history. In 1920 all but one of these Lodge Rooms was destroyed or subdivided into smaller rooms by the Salvation Army.

The primary use of this story after 1920 was as classrooms for young cadets and a dormitory for the women cadets. The one Lodge Room which was kept intact (at the southeast corner of the building) became a classroom. Most of another Lodge Room (at the southwest corner) became a women's dormitory. Additionally, there were two more classrooms, offices, a post office, a library, and several locker rooms for the cadets. The northeast corner of the building was devoted to living quarters for Salvation Army officers (in later years, at least, a married couple) who supervised the young cadets who were living in the dorms. These supervisors had spacious quarters: a living room, a kitchen, a dining room, two bed rooms, a bath room, and a hallway.

In later years most of the rooms mentioned above, including all of the larger ones, were subdivided into smaller spaces.

The original 1910 hallway in front of the elevator remains intact. In 1920 it was extended forward through anterooms and a Lodge Room, becoming h-shaped, and later still, it was extended again through the library, connecting with the supervisors' hall. These extensions were finished in the manner of the main hallway in front of the elevator.

e. Fourth Story. The fourth story contained, in 1910, three more Lodge Rooms with supporting anterooms, and a very large Drill Hall (64'6" by 45'6"). Because the Drill Hall was so large, it was covered by a pitched roof which was carried by a steel and wood truss. Although now obscured from inside by dropped ceilings, this pitched roof still exists, and can be seen from the top of the building, rising up from the main, flat roof.

The Drill Hall was kept as a gym for the cadets when the Salvation Army took over in 1920. Regarding the three Lodge Rooms on this story, one became a Boys' Dormitory, another became a smaller Boys' Dormitory and a Boys' Lourige Room, and the third became a Dining Room and Kitchen. These latter two rooms remained intact and kept the same uses to the end of Salvation Army ownership, although today they have a modern appearance.

All of the other rooms on this floor were subdivided when dormitory and classroom functions were moved out of this building in 1928. The largest room, the Drill Hall, now consists of fourteen rooms and a long, L-shaped hallway connecting with the main hall.

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The fourth story hallway retains most of its original configuration and finish, plus an extension into the Drill Hall area.

2. Stairways: There is one stairway from the first floor to the fourth, and this wraps around the elevator shaft, in the rear of the building. From the first floor to the second, the materials used are wood and marble, and above this level the materials are more utilitarian.

Where the stairway begins, in the first floor hallway, are two wooden newel posts which are probably not original, as they do not match the detailing shown in Paff's and Baur's original drawing. The railing is wood, and it rests on a wooden wall. From the first floor halfway to the second the treads and risers are white marble (as specified in the original plans); here, the stairway reaches a landing and then continues to the second floor, and from this landing upward to the fourth story the steps are made of hard, black vinyl. (The material for these steps are not mentioned in the drawings.)

At the second floor the four newel posts are wood with inset wooden panels, just as shown in the original plans. From the second floor to the subsequent landing (halfway to the third floor) the wooden railing is supported by turned wooden spindles. From this point onward all hand railings are simple wood rails attached to the wall.

The wall finishing in the stairwell is everywhere the same as in the hallways of the upper floors: a plaster finish with a wooden molding about four feet high, the plaster being painted green below the molding, and beige above, in order to create a wainscoting effect.

From the fourth floor to the roof the steps are made of wood. Here the stairway becomes quite steep.

There are several stairways down to the basement, but the main one, behind the elevator, has terrazzo steps which are probably original.

3. Flooring: The floor joists are made of pine, 2' by 16', according to the building permit. A diagonal softwood sheathing was laid across the joists, over which is a narrow air space, followed by softwood tongue-in-groove planks and a final, finishing layer of hardwood tongue-in-groove flooring, attached with square nails (the use of square nails is normally associated with the period after 1900 only in floors). In all places the hardwood floor has been covered by carpeting.

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All hallways originally had a terrazzo floor surface, and this terrazzo has either been covered or replaced by linoleum.

Old floor surfaces can be seen only in the bathroom, where the surface is 1" white hexagonal mosaic tile.

4. Wall and ceiling finish: The main hall in the first story has marble wainscoting with plaster finish above. Everywhere else where old wall finishing survives — in the Auditorium, in the hallways of the upper stories, and the stairway — the wall finish is plaster, with a wood molding set in the wall about four feet from the floor. A wainscoting effect is achieved by painting the walls a dark color below the molding, and light beige above.

One room on the third story has old style wood paneling. This is a small room facing McCoppin Street, just to the left of center (nearly opposite the elevator). This wood paneling has vertical, inset wooden panels. Originally this room was part of a much larger Lodge Room; in 1920 it was reduced in size to a Lecture Room measuring 20' by 22'; and it may have been reduced to its present size in 1928, when cadet training was moved out of this building and most large spaces were divided into offices. The wood paneling in this room may be a surviving wall finish from the Knights of Pythias Lodge Room.

Bathroom walls on the upper stories are finished in white glazed tile.

Other rooms have either a plain plaster finish or else are clearly post-1945. Nearly all of them date from room subdivisions of 1928 or later.

The one dramatic ceiling finish still open to view is above the main hallway in the first story. This coffered ceiling has a classical cornice consisting of block modillions, egg-and-dart, and dentil molding.

Ceilings nearly everywhere else are modern drop ceilings of acoustic panels. They obscure surviving original ceilings with plaster finish, sometimes with curved corners.

5. Door and window openings: Most door openings in the interior have complex wood moldings, though some of the more modern doorways lack frames of any kind.

Interior light comes through windows on all sides of the building and through a light court at the rear in the upper three stories. At the base of the court, light comes through skylights to a room which originally served as a Men's Lavatory.

Throughout the interior, most windows still have their original interior frames, a complex wood molding. The interior munions and transoms similarly survive, including the tiny wood dividers which create star patterns in the small square lights.

- 6. Decorative features and trim: Wood baseboard moldings survive generally, or else was added to new rooms in the old style. Little else survives. Only two simple wooden base moldings survive on wood columns: one in the first story (in the old storefront area), and one on the second floor (near the northwest corner of the building).
- 7. Hardware: At present, only two old brass doorknobs remain in the building. These may have been salvaged from doors moved from their original positions as new rooms and doorways were created.

#### 8. Mechanical equipment:

- a. Heating. A Kewanee Boiler, Type C, made by the Kewanee Boiler Company, Kewanee, Illinois, is in the boiler room in the basement. From this boiler, heat was transferred to numerous radiators throughout the building. Many of these radiators are still present. In the basement is one made by the American Radiator Company, with an ornamented surface. In the first story are five radiators made by Rococo (?), one ornamented, and four plain. On the upper floors are eight plain radiators made by American Radiator, and one made by Rococo.
- b. Lighting. No old lighting fixtures remain.
- c Elevator. The elevator is in its original position. In 1955 the old elevator was removed and a new Otis elevator was installed. At this time the machinery in the basement was replaced by new machinery on the roof.
- d. Sidewalk chute. A wooden chute leads from the sidewalk on the Valencia Street side into the basement. The chute has curved wooden runners.
- e. Original furnishings. None.

#### D. Site

1. General Setting and Orientation: The building sits on a rectangular lot (Assessor's Parcel Number: Block 3513, Lot 79), with its principle facade on McCoppin Street

facing north and its subordinate facade, on Valencia, facing west. The topography is nearly flat, with a slight grade on McCoppin Street. Historic, Edwardian flats and apartments survive nearby on the south side of McCoppin Street and on Stevenson Street. To the north, across McCoppin Street, is a modern motel building, and to the west, across Valencia, is a trailer rental lot. A mixture of historic and modern or modernized buildings are on the 100 block of Valencia, all of which are overwhelmed by the elevated Central Freeway which passes through the block and connects with U. S. 101.

- 2. Historic Landscape Design: The entire immediate neighborhood burned in 1906 and was almost completely rebuilt in the next seven years. The new buildings were a mixture of residential buildings (flats, apartments, and houses) built on narrow lots, apartments over stores, and commercial or industrial buildings, nearly all built flush to the property line, with bay windows in many cases overhanging the sidewalk. (The exceptions are in the alleys, where some houses are slightly set back from the street line.) In short, the neighborhood was highly urbanized. The street plan was a typical urban rectangular street grid, interrupted just to the north and west by Market Street, which runs at a diagonal to the grid.
- 3. Outbuildings: Adjacent to the Knights of Pythias Building on the east, at the corner of McCoppin and Stevenson streets, is a one story brick building with industrial steel frame windows. This was built in 1924 as a gymnasium building by the Salvation Army, and used as such by them until recent decades. Adjacent to the Knights of Pythias Building on the south, at 125 Valencia, is a reinforced concrete garage building with a wood, pitched howe truss roof. This was built before 1913 and acquired by the Salvation Army at a later date. Both buildings will be demolished for the new housing development on the site.

#### PART 11I. SOURCES OF INFORMATION

### A. Architectural drawings

Blueprint copies of original elevations, plans, and sections by Paff and Baur (1909), and many plans for alterations, including those by Norman R. Coulter (1920), and for the auditorium remodelling by Douglas Dacre Stone (1945) are available at the Central Permit Bureau of the City of San Francisco.

#### B. Historic views

1. One photograph of the building from its Knights of Pythias period has been found at the San Francisco History Room, Main Library. (The file is labeled "S. F. Associations: Knights of Pythias.") It shows a perspective view of the building as it

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was built, with the Knights of Pythias sign, and before Salvation Army alterations such as removal of the sculpture over the 115 Valencia entrance and the removal of the repeated star pattern over the lower cornice. The date is ca. 1912, and the photographer was Gabriel Moulin. Extensive data about the building is printed on the reverse side of the photograph.

- 2 A photograph of the building ca. 1920-1921, at the time of its rededication by the Salvation Army, is located at the Salvation Army, 832 Folsom Street. It shows the letters "F, C, B" removed from the McCoppin Street cartouche, merged storefronts, and new signage, with the building otherwise intact.
- 3. Two photographs, ca. 1920-1921 and 1930, showing perspective views, are at the San Francisco History Room, Main Library (in a file labeled "S. F. Associations: Salvation Army.") They help to date the major alterations to the building's facade.
- 4. A drawing by Paff and Baur, showing a perspective view of the building, is in *Building and Industrial News*, December 26, 1911 (plate A). The drawing is misidentified as Paff and Baur's Olympic Club building.

#### C. Interview

Telephone conversation with Col. and Mrs. Henry J. Koerner, of South San Francisco. November 2, 1994. The Koerners have a long association with the Salvation Army, Mrs. Koerner since 1936, when she was a cadet living in the third floor women's dormitory in the building, and Col. Koerner since perhaps the 1920s. They were instrumental in providing information about the Salvation Army's cadet training program and social service programs. Their memory about the interior layout and appearance of the building at different times in its history is excellent. Col. Koerner was also familiar with the circumstances relating to the purchase of the building in 1920, and the change in use of the building from Western Territorial Headquarters to Northern California and Nevada Headquarters in 1976.

### D. Bibliography

#### 1 Title history:

- a. Deeds Vol. 2108, p. 87 (March 31, 1905), now in the San Francisco Main Library, is the deed of purchase of the site by the Knights of Pythias.
- b. Sales Ledgers, Assessor's Office City Hall, give abstracts of all of the sales from 1917-1990.

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#### 2. Construction history:

- a. Building Permits are available at the Central Permit Bureau, Bureau of Building Inspection, 1660 Mission Street. These include the original permit to build (1909) and most or all of the subsequent alterations.
- b. Edwards Abstracts from Records, January 12, 1910 (4:1) published an abstract of the original building contract, identifying the contractor.
- c San Francisco Chronicle, January 15, 1910. Building contract issued; description of the proposed building.
- d Detailed information about the building construction was printed on the reverse side of the photo of the building by Gabriel Moulin, at the San Francisco History Room.
- e. Sanborn Insurance Maps, 1889, 1913 (microfilm). San Francisco History Room, Main Library.

#### 3. The Knights of Pythias:

- a. Knights of Pythias -- Ritual for Subordinate Lodges (Ezra A. Cook Publication: Chicago, orig. 1914; later reprint by same publisher). At the Masonic Temple Library, San Francisco. This volume gives an overview history of the Knights of Pythias and reveals its secret rituals.
- b. Alta California, October 2, 1869 (1:5). Founding of the Grand Lodge in San Francisco.
- c San Francisco Call, May 5, 1906 (5:2). Relief assistance plans.
- d. San Francisco Call, July 18, 1910 (3:4). Cornerstone laying ceremony.
- e. San Francisco Examiner, May 13, 1911 (5:2). Castle dedication.
- f San Francisco Examiner, May 18, 19, 20, 21, 1915. Grand Lodge meeting in San Francisco.
- g. San Francisco Chronicle, April 9, 1916. General history of the Knights of Pythias.

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- h. San Francisco City Directory, 1877, pp. 1057-1068, lists all of the Benevolent Societies in San Francisco, helping to put the Knights of Pythias (p. 1060) in perspective. I also consulted a similar list from the 1911 directory pp. 61-74.
- i San Francisco City Directories, 1871-1957, list all of the Knights of Pythias Castle locations over the years.
- j San Francisco City Directories, 1910-1916, list the occupations and places of residence of the Grand Lodge officers identified in newspaper articles listed above.
- k. Joseph Schmerl, *The California Pythian Home* (San Francisco, 1933). Unpublished bound typescript at the Bancroft Library.
- 1 Alan Gowans, Styles and Types of North American Architecture (New York: Harper Collins, 1992), p. 321. Illustrates a Knights of Pythias building in the image of a castle.

#### 4. The Salvation Army:

- a. "Valencia St. Hall Is Sold for \$100,000." Undated newspaper clipping (c. April-May, 1920), re: sale of the building to the Salvation Army. At Lerner and Nathan, Architects.
- b. Miscellaneous papers at the Salvation Army, 832 Folsom Street, shed light on the early history of the organization.
- c. The Story of the Salvation Army in California (n. d.) [c. 1955]. Booklet at the Bancroft Library.
- d Many photographs at the San Francisco History Room, Main Library, in files labeled "S. F. Associations: Salvation Army," are from the photo morgue of the *News-Call-Bulletin* newspaper, and have important information affixed to the reverse side.

#### **5.** The Architects:

- a. San Francisco Chronicle, Feb. 22, 1969 (30:6). Obituary of Douglas Dacre Stone.
- b. San Francisco Chronicle, June 26, 1970 (38:3). Obituary of J. Francis Ward.

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- c Jim Kelly, "Son's Salute to Pioneer Builder," San Francisco Progress, April 28, 1985. Biographical sketch of Charles Paff.
- d. Michael R. Corbett, *Splendid Survivors* (California Living Books: San Francisco, 1979). This book lists several designs by Paff and Baur and Douglas Dacre Stone (indexed).
- e. San Francisco City Directories, 1907-1970. Listings of Norman R. Coulter, Douglas Dacre Stone, and J. Francis Ward provide an outline of their careers.
- f Gary Goss, architectural historian, San Francisco, provided notes on Paff and Baur which were the main source of this section.
- g. William Kostura, architectural historian, San Francisco, has done research on the houses of J. Francis Ward during the 1930s-1940s.

#### 6. Regulatory Documents

- a. Randolph Delehanty. "Initial evaluation of 101 Valencia Street, San Francisco." July 11, 1990.
- b. Vincent Marsh. "The Knights and Daughters of Pythias Building," Case Report prepared for the Landmarks Preservation Advisory Board, City of San Francisco. June 15, 1993.
- c Cherilyn Widell, State Historic Preservation Officer. Determination of Eligibility. April 12, 1993.
- d City of San Francisco, the California Office of Historic Preservation, and the Advisory Council on Historic Preservation. Memorandum of Agreement. July 21, 1994.

#### E. Further Research Resources

The California Information File, the San Francisco Newspaper Index (1904-1949), and the San Francisco Chronicle Index (1950-1980), all microfiche indexes supplied to libraries by the California State Library in Sacramento, have numerous references to the Knights of Pythias and the Salvation Army which could elaborate on their activities in California.

A great deal of primary material is available at the Bancroft Library of the University of California at Berkeley on the Knights of Pythias in California. The

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bulk of this material pertains to the period before 1900. Some material exists on the 20th century, including the *Journal of Proceedings*, and the *Proceedings* of the annual sessions of the Grand Lodge. A quick glance at intermittent volumes of the *Proceedings* from 1919 to 1935, showed the officers were all African Americans.

This HABS report has focussed narrowly on the physical history of the building at 101 Valencia, and has not touched the growing body of research on fraternal organizations in America (e.g. Mary Ann Clawson, Constructing Brotherhood: Glass, Gender, and Fraternity, Princeton University Press, 1989). Research in this area and on other aspects of its context, as well as the rich social history suggested by the material at the Bancroft Library, could produce an expanded appreciation of the significance of this building.

#### F. Supplemental Information

In the project field records for this report, there are copies of historic photographs of the building, and slides made during preparation of this report, including views of the Drill Hall on the fourth floor which was briefly returned to its original size as part of the construction converting the building for housing.

#### PART IV. ENDNOTES

- 1. Edwards Abstracts from Records, Jan. 12, 1910, p. 4, col. 1 (Building Contracts).
- 2 Jim Kelly, "Son's Salute to Pioneer Builder," San Francisco Progress, April 28, 1985.
- 3. Gary Goss, architectural historian. Personal communication with William Kostura based on research for the San Francisco Landmarks Preservation Advisory Board on Paff and Baur. The Fugazi Building is a city landmark and 414 Jackson Street is a contributing building in the city-designated Jackson Square Historic District.
- 4. Ibid.
- 5. Jim Kelly, "Son's Salute to Pioneer Builder."
- 6. Gary Goss, research on Paff and Baur. Additional information on the architects appears in the Case Report of the Landmarks Preservation Advisory Board.
- 7. Central Permit Bureau, building permits and plans. Most records for this property are filed by address under 101 Valencia or 95 McCoppin streets; a few are filed under 115 Valencia or 101 McCoppin street.
- 8. San Francisco City Directories, 1907-1959.
- 9. Central Permit Bureau.
- 10. Ibid.
- 11. "Architect Douglas D. Stone Dies," San Francisco Chronicle, Feb. 22, 1969, p. 30, col. 6.
- 12. San Francisco City Directories, 1930s-1960s.

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- 13. Examples of Stone's work are listed in Michael Corbett, *Splendid Survivors*, (California Living Books: San Francisco, 1979), p. 228; and Sally B. Woodbridge and John Woodbridge, *Architecture: San Francisco* (101 Productions: San Francisco, 1982), p. 96, 116.
- 14. San Francisco City Directories, 1927-1987. Central Permit Bureau, Building permit.
- 15. Central Permit Bureau, permits and plans.
- 16. "Architect Joseph F. Ward Dies," *San Francisco Chronicle*, June 26, 1970, p. 38, col. 3; San Francisco City Directories, 1923-1941.
- 17. "Architect Joseph F. Ward Dies."
- 18. Historic photographs, San Francisco History Room, Main Library, and Salvation Army Headquarters, San Francisco. Central Permit Bureau, plans and permits.
- 19. Ibid.
- 20. San Francisco City Directory, 1877.
- 21. Alan Gowans, Styles and Types of North American Architecture (New York: Harper Collins, 1992), p. 321.
- 22. "True Friendship Exemplified by The Knights of Pythias," San Francisco Chronicle, April 9, 1916.
- 23. Knights of Pythias—Ritual for Subordinate Lodges (Ezra A. Cook Publications: Chicago, 1914). Ritual book at the Masonic Temple Library, 1111 California Street, San Francisco.
- 24. Ibid.
- 25. Ibid.
- 26. "True Friendship Exemplified by The Knights of Pythias," San Francisco Chronicle, April 9, 1916.
- 27. California Information File: indexed listing of newspaper articles about Grand Lodge meetings in these cities.
- 28. Joseph Schmerl, *The California Pythian Home* (bound typescript: San Francisco, 1933), at the Bancroft Library.
- 29. San Francisco City Directories, 1872-1904.
- 30. Sanborn Insurance Co., fire insurance map of San Francisco, 1899.
- 31. Ibid, 1913.
- 32. San Francisco Call, July 18, 1910 (3:4); Examiner, May 13, 1911 (5:2); Chronicle, April 9, 1916; and San Francisco City Directories, 1910-1917.
- 33. San Francisco City Directories, 1869-1922.
- 34. San Francisco City Directory, 1911, p. 71.
- 35. Ibid, 1920.
- 36. Ibid, 1921-1957.
- 37. Salvation Army, promotional brochure, 1989. William Kostura interview with Mrs. and Colonel Henry J. Koerner, South San Francisco, by phone, on Nov. 2, 1994.

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- 38. Typescripts and other untitled historical material at the Salvation Army Headquarters, San Francisco.
- 39. Ibid.
- 40. Ibid.
- 41. Ibid.
- 42. Ibid; Salvation Army, Promotional brochure, 1989.
- 43. Koerner interview, 1994.
- 44. Ibid.
- 45. Central Permit Bureau, plans and permits.
- 46. Ibid.
- 47. Koerner interview.
- 48. Ibid.
- 49. Ibid.
- 50. Historic Photographs from the *News-Call-Bulletin* newspaper, San Francisco History Room, Main Library, "San Francisco Associations: Salvation Army" photo file (newspaper clippings glued to reverse side).
- 51. "The Story of the Salvation Army in California," brochure, n.d. [c. 1955], at Bancroft Library, Koerner interview.
- 52. Koerner interview, Promotional brochure, Salvation Army.
- 53. Central Permit Bureau, plans and permits, Site visits.

### PART V. PROJECT INFORMATION

This HABS report was prepared as required mitigation for alterations planned in order to convert the vacant Knights of Pythias Building for housing. This was done according to a Memorandum of Agreement (MOA) among the City of San Francisco, the State Office of Historic Preservation, and the Advisory Council on Historic Preservation, dated July 21, 1994. The MOA was completed following a determination of eligibility by the State Office of Historic Preservation dated April 12, 1993. The property was listed in the National Register August 3, 1994.

The project, for which \$5 million in HOME investment funds have been committed, entails the construction of 109 units of affordable ownership housing including 35 units in an existing historically significant building and 74 units in three new adjacent buildings designed to complement the historic building. Two vacant warehouses and a vacant gymnasium which currently attach to the historic building would be demolished. New underground parking spaces would house 109 cars and would be constructed under the existing and new buildings in two levels. The resulting residential complex would also contain a plaza with lawn and play area

# KNIGHTS OF PYTHIAS BUILDING (Salvation Army Building) HABS No. CA-2404 (Page 34)

for children, a 1,700 square foot child care center and 4,800 square feet of commercial space. The project is proposed by the Housing Development and Neighborhood Preservation Corporation.

Exterior modifications would be minimal at the two principal north and west streetfront elevations. The changes would include removal of fire escapes, replacement of storefront, the removal of brick infill for 3 new windows, the reduction of 4 window openings and the infilling of 3 door openings. Existing painted surfaces will be repainted and the brick surfaces will be cleaned with soap and water.

For acoustic insulation, on the interior sides, install fixed secondary laminated glazing for acoustic mitigation for the upper windows which are proposed to be non-operable. At the lower operable sash, either reglaze with laminated glass or replace sash and provide laminated glass. Install double gasketing at the operable sash.

At the 17 bedroom windows facing McCoppin and Valencia streets on floors 1, 2 and 3 that require emergency egress, existing fixed glazing would be made operable. At the living room windows, lower glazing would be made operable to meet minimum code requirements for ventilation. All hardware would also be replaced.

At the south and east sides of the building, which are plain brick without any distinguishing features, numerous new window openings would be made and entrances added at the courtyard level to each side. The existing lightwell approximately 14 feet square on the south side will be infilled with new construction.

Most of the interior finishes and partitions will be removed. Structural columns, beams and floors will remain with few exceptions. A new central lightwell from the second floor to the roof will be added. Two new interior fire stairs extending from the basement to the fourth floor and basement to the roof will be added. There will be completely new mechanical and electrical systems provided. The entire building will be seismically upgraded to exceed the standards of the state Uniform Code of Building Conservation. The primary impact of the seismic work is the covering of the interior face of the exterior walls with gunite.

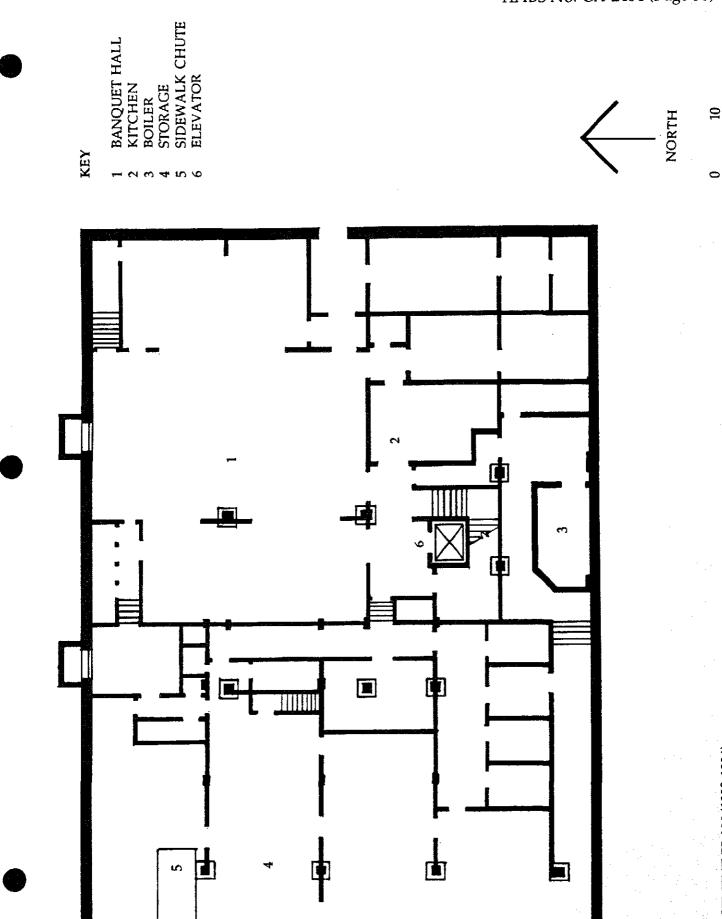
At the ground floor lobby, ornamental plaster ceilings and marble wainscot will be largely retained. Also, the existing marble stair with wood railings from the first to second floor will be incorporated into the new design.

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This report was prepared by

William Kostura, architectural historian 140 Lenox Way San Francisco, CA 94127 (415) 681-8652

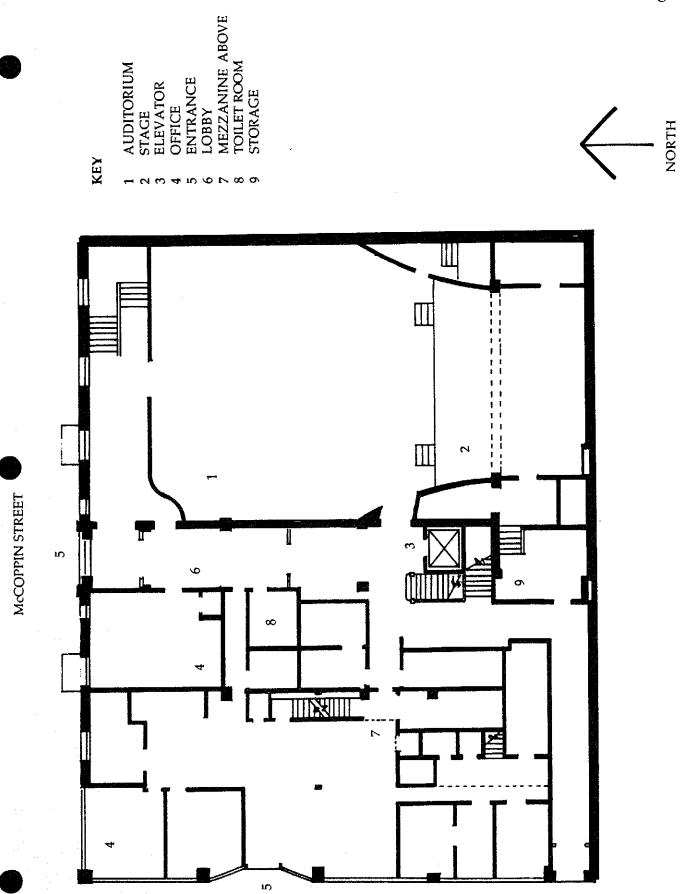
for Corbett and Minor, with contributions by Michael Corbett and Zachary Nathan. Field work was begun in October 1994. The report was completed in March 1995.



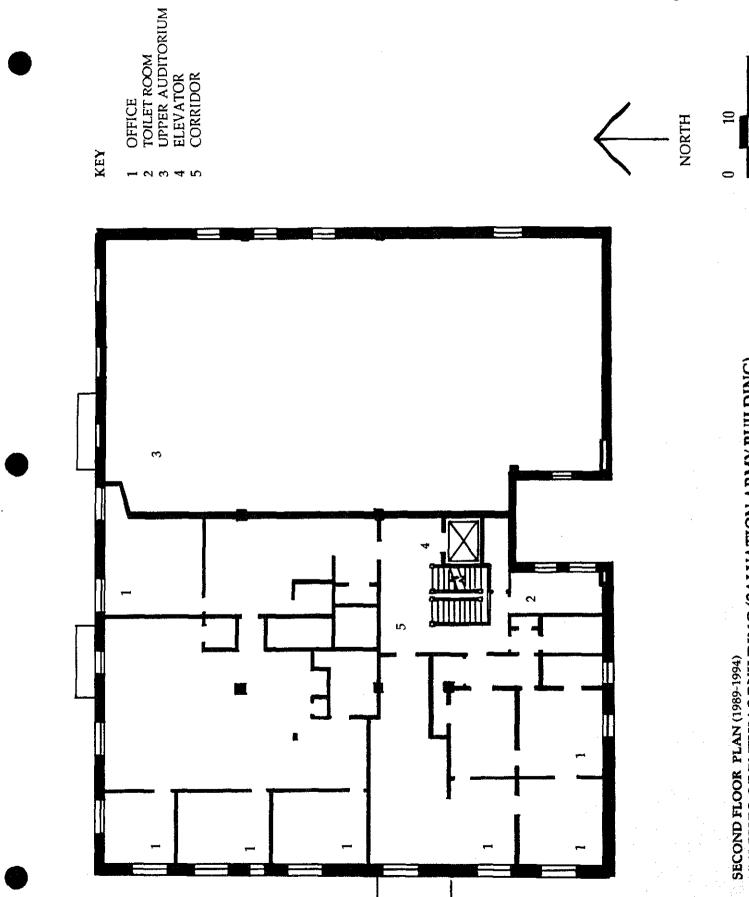
BASEMENT PLAN (1989-1994) KNIGHTS OF PYTHIAS BUILDING (SALVATION ARMY BUILDING)

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FIRST FLOOR PLAN (1989-1994) KNIGHTS OF PYTHIAS BUILDING (SALVATION ARMY BUILDING)

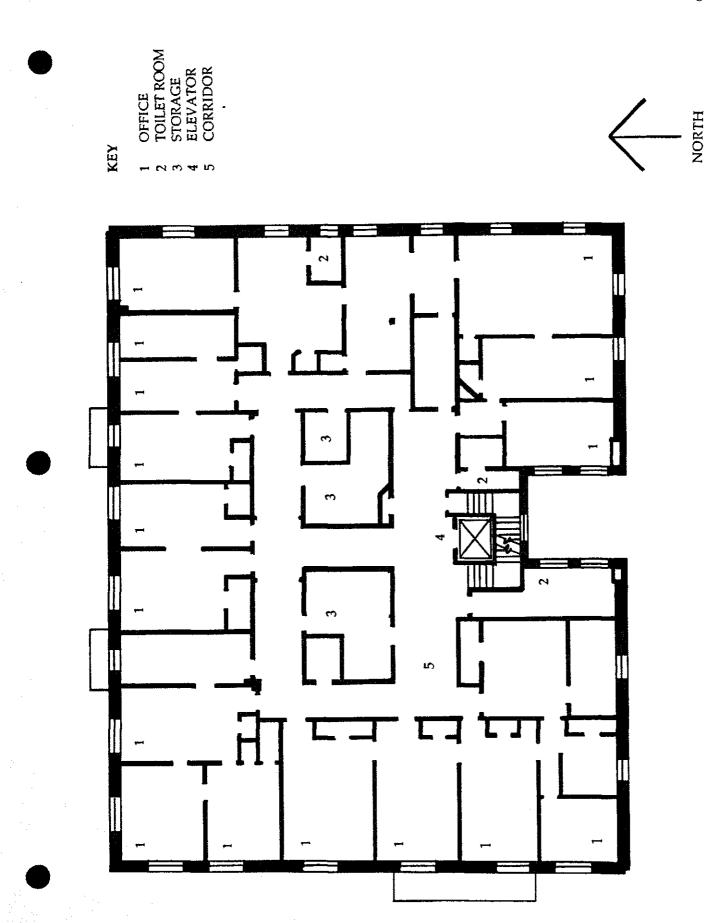


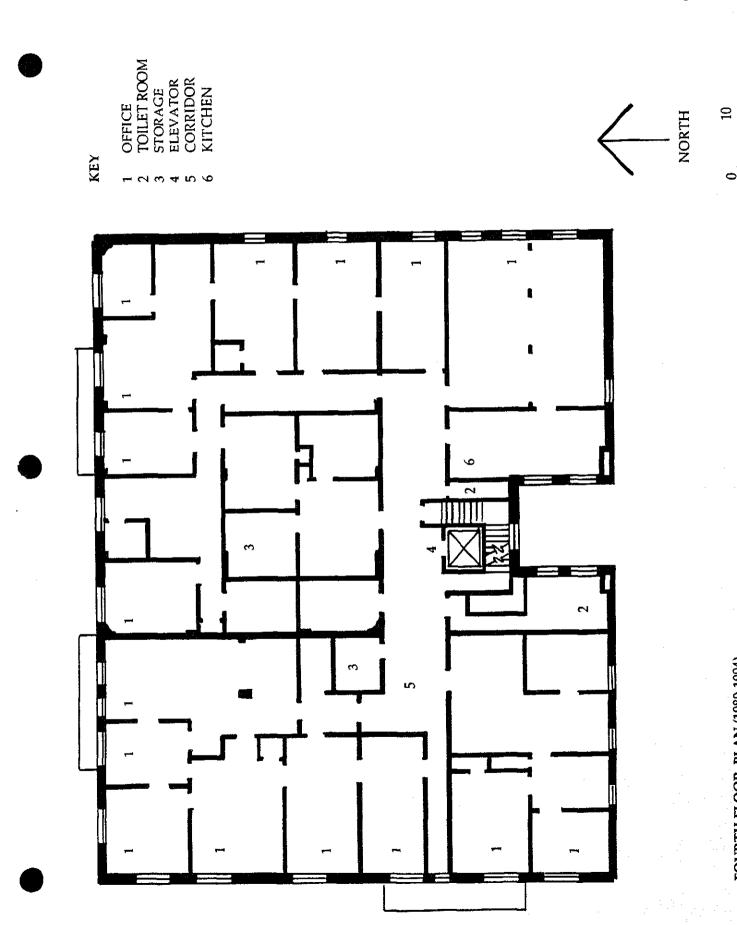
VALENCIA STREET



SECOND FLOOR PLAN (1989-1994)
KNIGHTS OF PYTHIAS BUILDING (SALVATION ARMY BUILDING)

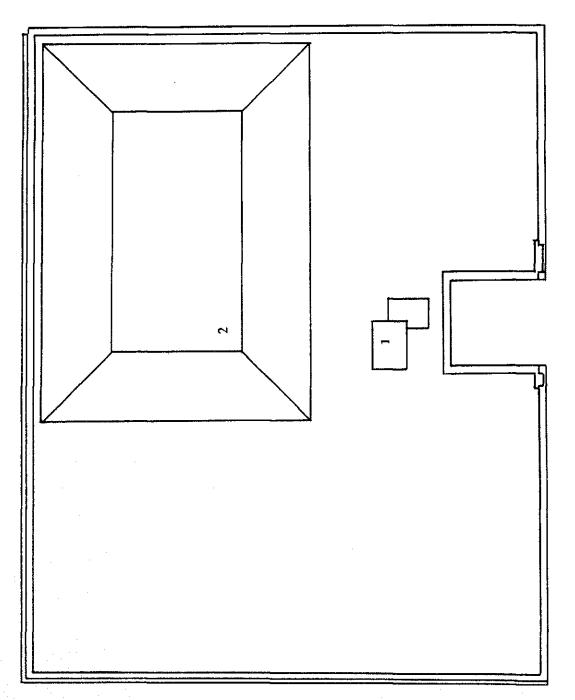
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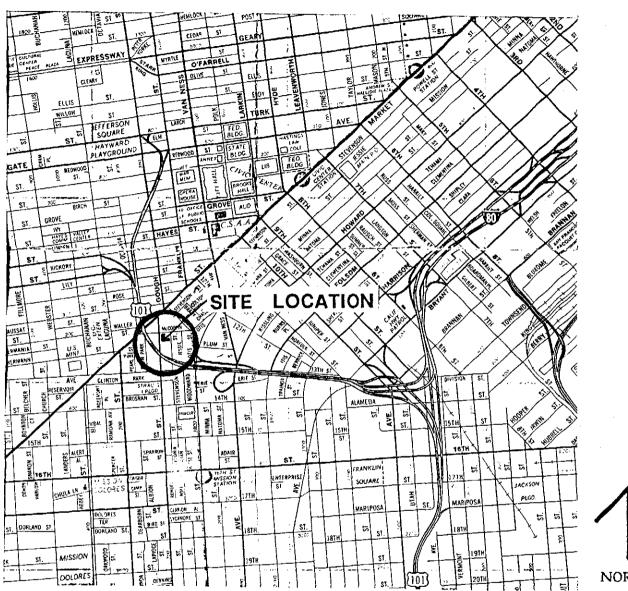


FOURTH FLOOR PLAN (1989-1994) KNIGHTS OF PYTHIAS BUILDING (SALVATION ARMY BUILDING)

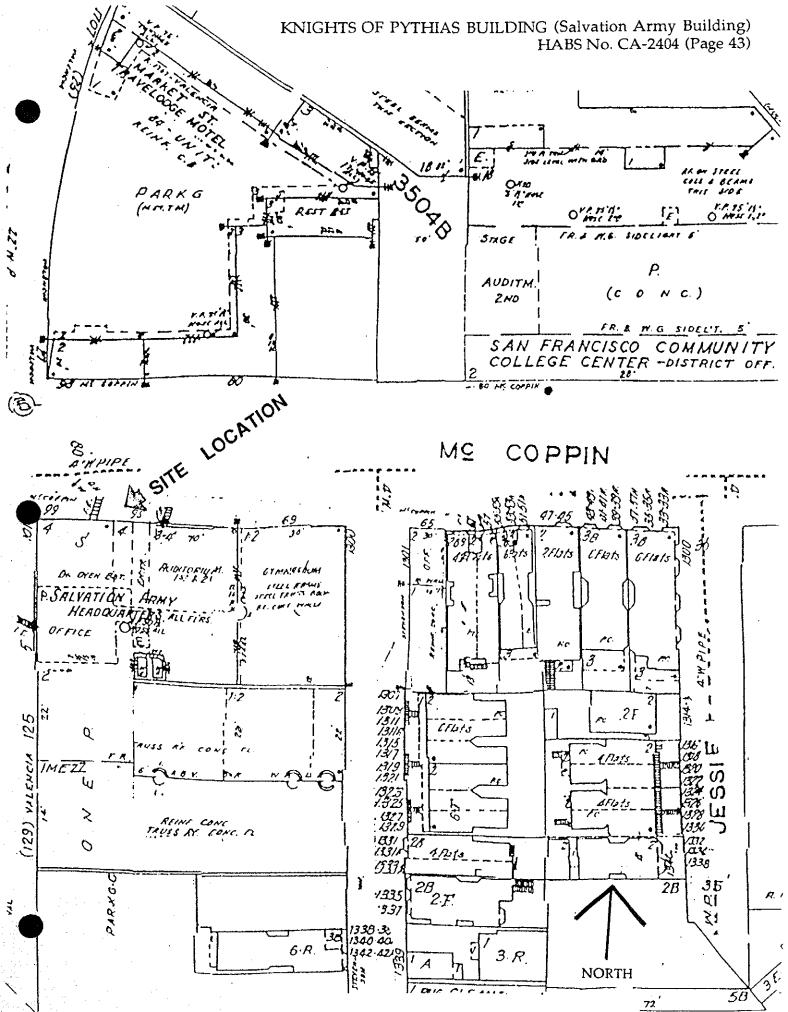
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ROOF PLAN (1989-1994) KNIGHTS OF PYTHIAS BUILDING (SALVATION ARMY BUILDING)









San Francisco Pythias

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